



STAFF CONTACT:	Jim Henry, (915) 212-1608, henryjj@elpasotexas.gov
PROPERTY OWNER:	El Paso Independence School District
REPRESENTATIVE:	Brock & Bustillos, Inc.
LOCATION:	South of Mesa & East of Mesa Hills, District 8
ACREAGE:	42.0576
VESTED:	No
PARK FEES REQUIRED:	N/A
EXCEPTION/MODIFICATION REQUEST:	1: Exception to waive the required DSC standards for Mesa and Confetti
RELATED APPLICATIONS:	N/A
PUBLIC INPUT:	N/A
STAFF RECOMMENDATION:	Approval

SUMMARY OF RECOMMENDATION: Planning staff recommends **Approval** of Johnson Morehead School on a major combination basis. However, staff does not recommend approval of the exception requests.



DESCRIPTION OF ANY EXCEPTIONS, MODIFICATIONS, OR WAIVERS

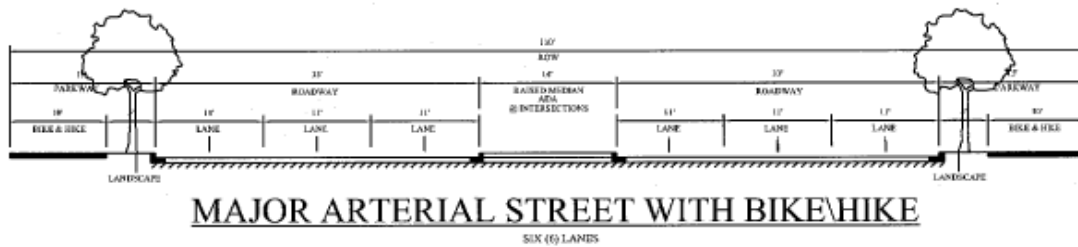
The applicant is requesting the following exceptions under 19.10.050-A (Roadway participation policies):

- To waive the required street improvements to their proportionate share of Mesa Street and Confetti Drive.

Required

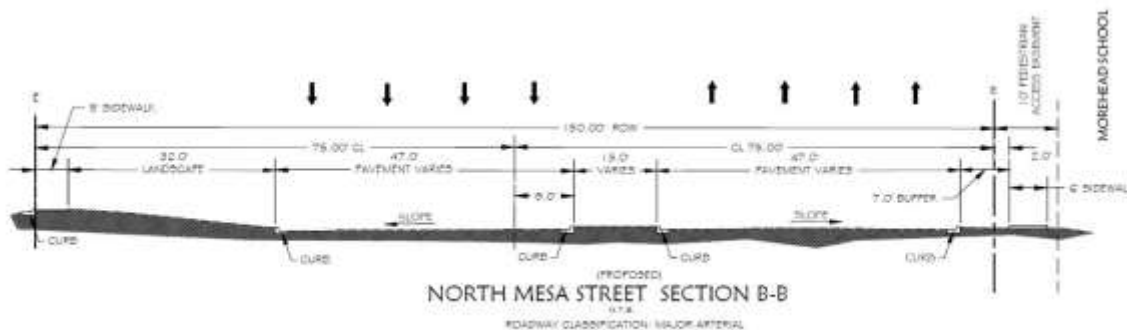
Mesa Street – Section B-B

The DSC requires a 15' parkway with a 5' landscape buffer and 10' bike and hike.



Proposed

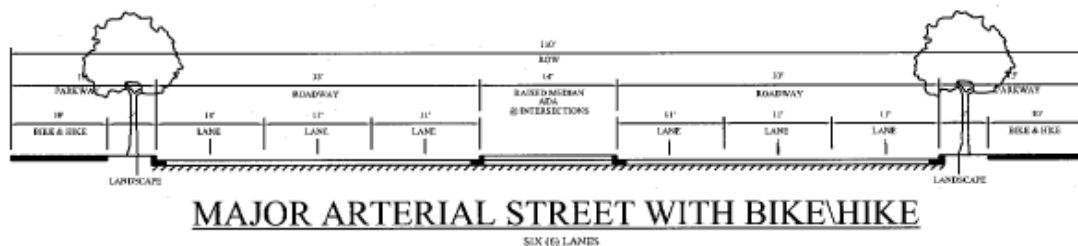
The applicant is proposing to dedicate an additional 10' pedestrian access easement to include the existing 6' sidewalk within the easement and preserve the existing 7' un-landscaped buffer.



Mesa Street – Section E-E

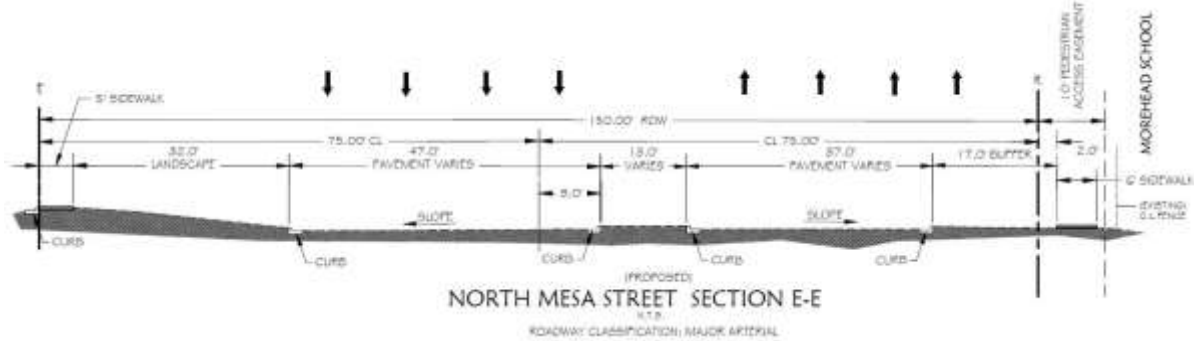
Required

The DSC requires a 15' parkway with a 5' landscape buffer and 10' bike and hike.



Proposed

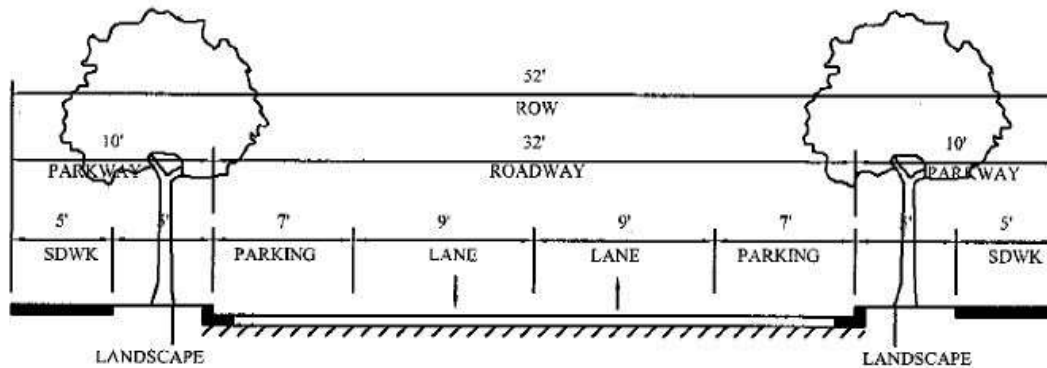
The applicant is proposing to dedicate an additional 10' pedestrian access easement to include the existing 6' sidewalk within the easement and preserve the existing 17' un-landscaped buffer.



Confetti Drive

Required

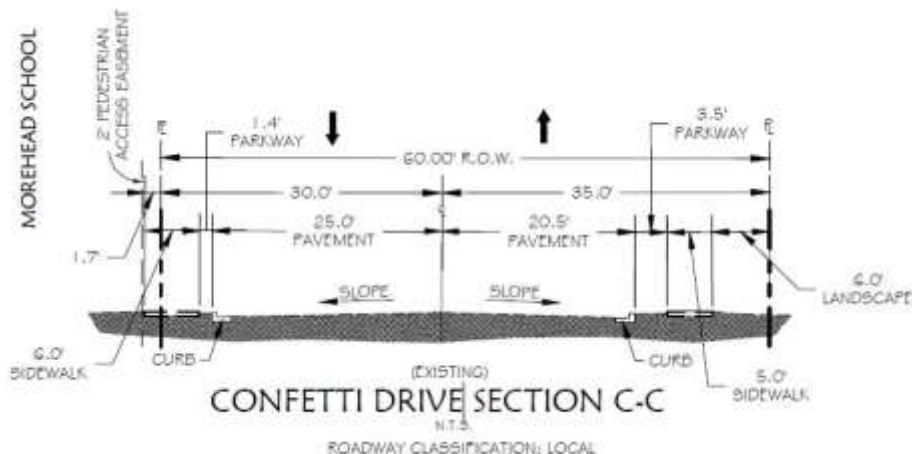
The DSC requires a 10' parkway with a 5' landscape buffer and 5' sidewalk.



32' LOCAL RESIDENTIAL 3

Proposed

The applicant proposes to preserve the existing configuration which includes a 1.4' un-landscaped buffer (adjacent to the curb), and a 6' sidewalk. In addition, the applicant proposes to dedicate a 2' pedestrian access easement to protect the entire sidewalk, as currently, the ROW ends more or less in the middle of the sidewalk.



The proposed exceptions do not meet the following criteria under Section 19.10.050 (Roadway participation policies – Improvement of roads and utilities within and or abutting the subdivision) for requesting an exception. The section reads as follows:

Section 19.10.050-A

1: The City Plan Commission may waive such requirements to provide rights-of-way or street improvements to adjacent substandard roads based on any of the following factors:

a: Fifty per cent of the lots within a quarter mile of the proposed development have already been developed and the existing street improvements are in character with the neighborhood.



NEIGHBORHOOD CHARACTER: Subject property is zoned R-3 (Residential and is surrounded by a mix of zoning districts, including C-1 (Commercial) and A - O (Apartment / Office), R-3 (Residential) and A-2 (Apartment). This property is not located within any Impact Fee Service Areas.

COMMENT FROM THE PUBLIC: N/A.

STAFF COMMENTS:

Staff does not support the proposed exception requests.

PLAT EXPIRATION:

This application will expire on March 21, 2021. If the final plat has not been recorded within the specified date, the final plat approval, unless extended in accordance with Chapter 19.41 (Expiration, extension and reinstatement), shall expire and the applicable plat shall be deemed null and void.

ATTACHMENTS:

1. Preliminary Plat
2. Final Plat
3. Exception Request Letters
4. Application
5. Department Comments

JOHNSON-MOREHEAD SCHOOL SUBDIVISION

BROCK & BUSTILLOS INC. SURVEYOR

OWNER: JOHNSON-MOREHEAD SCHOOL DISTRICT

CITY OF EL PASO, EL PASO COUNTY, TEXAS

CONTAINING 42.05 ACRES

SHEET 1 OF 3

PRELIMINARY PLAT

TRACT	ACREAGE	TOTAL
1	1.00	1.00
2	1.00	2.00
3	1.00	3.00
4	1.00	4.00
5	1.00	5.00
6	1.00	6.00
7	1.00	7.00
8	1.00	8.00
9	1.00	9.00
10	1.00	10.00
11	1.00	11.00
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96	1.00	96.00
97	1.00	97.00
98	1.00	98.00
99	1.00	99.00
100	1.00	100.00

[illegible]

ATTACHMENT 3



EL PASO INDEPENDENT
SCHOOL DISTRICT
Facilities & Construction

December 19, 2017

Jim Henry
Senior Planner
City of El Paso, Planning & Inspections Department

Finance & Operations
Facilities & Construction
6531 Boeing Dr.
El Paso, TX 79925
(915) 230-2280
www.episd.org

RE: Waiver to ROW Improvements along Mesa Street (SH-20)

Mr. Henry,

EPISD is in the process of major improvement projects district wide. A number of these projects are being planned to fulfill the procedural requirements of city code. In accordance with 19.10.050 EPISD requests a waiver to all required improvements along Mesa. No hike and bike trail exists along Mesa; TXDOT has expressed that it doesn't support any proposed alterations to the Mesa corridor at this time. Additionally EPISD expects to liquidate this surplus land once the reconstruction is complete and no construction or renovation is planned in these areas.

EPISD maintains that granting of this waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area. Additionally, the degree of variation requested is the minimum amount necessary to meet the needs of the District and to satisfy the standards in this title.

EPISD is committed to creating safe and successful 21st century learning environments and will ensure that safety and adequacy of surrounding street improvements is addressed in all 2016 Bond projects.

Sincerely,

Joaquin Rodríguez, CNU-A
Project Manager, Urban Planning & Real Estate Development
Facilities and Construction
EPISD



EL PASO INDEPENDENT
SCHOOL DISTRICT

Facilities & Construction

December 19, 2017

Jim Henry
Senior Planner
City of El Paso, Planning & Inspections Department

Finance & Operations
Facilities & Construction

6531 Boeing Dr.
El Paso, TX 79925
(915) 230-2280
www.episd.org

RE: Waiver to ROW Improvements along Confetti

Mr. Henry,

EPISD is in the process of major improvement projects district wide. A number of these projects are being platted to fulfill the procedural requirements of city code. In accordance with 19.10.050 EPISD requests a waiver to all required improvements along Confetti. The existing street is in character with the wide variety of improvements surrounding the existing school. Additionally EPISD expects to liquidate this surplus land once the reconstruction is complete and no construction or renovation is planned in these areas.

EPISD maintains that granting of this waiver will not be detrimental to the public health, safety or welfare, or injurious to other property within the area. Additionally, the degree of variation requested is the minimum amount necessary to meet the needs of the District and to satisfy the standards in this title.

EPISD is committed to creating safe and successful 21st century learning environments and will ensure that safety and adequacy of surrounding street improvements is addressed in all 2016 Bond projects.

Sincerely,

Joaquin Rodriguez, CNU-A
Project Manager, Urban Planning & Real Estate Development
Facilities and Construction
EPISD

ATTACHMENT 4



CITY PLAN COMMISSION APPLICATION FOR MAJOR COMBINATION SUBDIVISION APPROVAL

DATE: 01/05/2018

FILE NO. SUSU18-00002

SUBDIVISION NAME: Johnson-Morehead School Subdivision

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
Tracts 4E and 4H, A.F. Miller Survey No. 215

2. Property Land Uses:

	ACRES	SITES		ACRES	SITES
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	_____	_____
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	_____	_____
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____	_____	_____	_____
School	<u>42.0576</u>	<u>2</u>	Total No. Sites	_____	<u>2</u>
Commercial	_____	_____	Total (Gross) Acreage	<u>42.0576</u>	_____
Industrial	_____	_____			

3. What is existing zoning of the above described property? R-3 Proposed zoning? R-3

4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____

5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X

6. What type of drainage is proposed? (If applicable, list more than one)
Maintain existing sheet flow to city's storm drain sewer system and city drainage R.O.W.

7. Are special public improvements proposed in connection with development? Yes _____ No X

8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes _____ No X
If answer is "Yes", please explain the nature of the modification or exception _____

9. Remarks and/or explanation of special circumstances: _____

10. Improvement Plans submitted? Yes _____ No X

11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X

If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

12. Owner of record El Paso Independent School District, 6531 Boeing Drive, El Paso, Texas 79925 (915)230-2796
(Name & Address) (Zip) (Phone)
13. Developer El Paso Independent School District, 6531 Boeing Drive, El Paso, Texas 79925 (915)230-2796
(Name & Address) (Zip) (Phone)
14. Engineer Brock & Bustillos Inc., 417 Executive Center Blvd., El Paso, Texas 79902 (915)542-4900
(Name & Address) (Zip) (Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE: 

REPRESENTATIVE: 

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

ATTACHMENT 5

Planning & Inspections Department- Planning Division

Developer / Engineer shall address the following comments:

1: Submit to the Planning & Inspections Department – Planning Division the following prior to recording of the subdivision:

- a: Current certificate tax certificate(s)
- b: Current proof of ownership.
- c: Release of access document, if applicable.
- d: Set of restrictive covenants, if applicable.

2: Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Planning & Inspections Department – Land Development

We have reviewed subject plats and recommend **Approval**.

The Developer/Engineer shall address the following comments.

1. Coordination and approval from TXDOT is required (as per Section 15.4.3 of the DDM).
2. Show proposed private ponding potential locations on preliminary plat.
3. The developer shall be responsible for the developed runoff generated by the proposed subdivision. The proposed ponding areas shall have enough total capacity to hold the developed runoff for a designed 100-yr storm event. Verify that they are sized accordingly at time of construction.
4. Comply with FEMA FIRM requirements for developing in a designated flood zone.
5. Show the flood zone flow path delineation on the preliminary plat only and remove it from the final plat sheet.
6. At the improvement plan stage, protect the subject property from storm-water runoff from the adjacent terrain.
7. Verify if a drainage easement will be required within lot 1 for runoff flowing from lot 2. Reference document number on final plat if by separate instrument.
8. The proposed ponding areas shall have enough total capacity to hold the developed runoff for a designed 100-yr storm event. Verify that they are sized accordingly at time of construction.

Capital Improvements Department – Parks & Recreation

We have reviewed **Johnson-Morehead School Subdivision**, a major combination plat map and on behalf of CID Parks Planning Division we offer Developer / Engineer the following comments:

Please note this Subdivision is currently housing **Morehead Middle School** and **Lyndon B. Johnson Elementary School** which under the Municipal Code definitions are considered a "Public facility" therefore, meets the requirements to be excluded from the calculation for parkland dedication ordinance Title 19 – Subdivision & Development Plats, **Chapter 19.20 Parks and Open Space** as noted below:

19.20.060 - Exclusions from Dedication Requirements.

Exclusions. The following shall be excluded from the calculation for parkland dedication. In all instances, the burden of proof shall be on the subdivider to demonstrate that the plat meets the requirements of this chapter:

H. Land shown within a subdivision, whether residential or nonresidential, which is designated for use as a "Public facility".

Central Appraisal District

No comments received.

El Paso Water Utilities

We have reviewed the above referenced subdivision and provide the following comments:

EPWU does not object to this request.

Water

Along Mesa Hills Drive between Cabaret Street and Mesa Street there is an existing twelve (12) inch diameter water main. This main is available for service.

Along Mesa Street between Mesa Hills Drive and Confetti Drive there is an existing twenty-four (24) inch diameter water transmission main located along the western portion of Mesa Street. No direct service connections are allowed to this main as per the El Paso Water - Public Service Board Rules & Regulations.

Along Mesa Street between Mesa Hills Drive and Confetti Drive , along the center portion of Mesa Street there are two (2) water mains. The sizes of these mains are eight (8) inches and twelve (12) inches in diameter.

Along Confetti Drive between Mesa Street and Carousel Street there is an existing twelve (12) inch diameter water main. This main operates on the Coronado Country Club Pressure Zone. This main is available for service.

Previous water pressure readings conducted on fire hydrant number 3339 located at the corner of Confetti Drive and Mesa Street have yielded a static pressure of 80 pounds per square inch (psi), residual pressure of 78 psi, discharge of 1,113 gallons per minute (gpm). The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Previous water pressure readings conducted on fire hydrant number 4269 located at the corner of Mesa Street and Mesa Hills Drive have yielded a static pressure of 50 pounds per square inch (psi), residual pressure of 48 psi, discharge of 1,034 gallons per minute (gpm).

As per EPWater Records, 499 Cabaret Drive has two (2) water services of three (3) inches in diameter, two (2) six (6) inch diameter sanitary sewer services and a single three (3) inch diameter reclaimed water service.

Reclaimed Water

Along Cabaret Drive east of Mesa Hills Drive there is an existing six (6) inch diameter reclaimed water (not potable, not for human consumption) main.

Along the City Drainage Right-of-Way located between Mesa Hills Drive and the subject Property (located east and parallel to Mesa Hills Drive) between Cabaret Drive and Mesa Street there is an existing twelve (12) inch diameter reclaimed water main. The alignment of this main ingresses unto the subject Property approximately 500 feet south of Mesa Street and continues towards the south parallel to Mesa Street within an easement. The alignment of this main then continues towards the east across Mesa Street and continues along Double Tree Lane. This reclaimed water main is not available for service.

EPWater-PSB requires a complete set of improvement plans, and grading plans for review and approval prior to any work pertaining to the portion of the Property where the above-described existing reclaimed water main is located. This is required in order to ascertain that the proposed improvements (if any) and/or grading will not adversely affect the described existing reclaimed water main.

Sanitary Sewer

Along Mesa Hills Drive between Cabaret Street and Mesa Street there is an existing twelve (12) inch diameter sanitary sewer main. This main is available for service.

From the intersection of Cabaret Drive and Mesa Hills Drive towards the east there is an existing sanitary sewer main. This main dead-ends approximately 250 feet east of Mesa Hills Drive. This main is available for service.

Along Confetti Drive between Mesa Street and Carousel Street there is an existing twelve (12) inch diameter sanitary sewer main. This main is available for service.

General

Easement grantor shall indemnify, defend, and hold harmless the El Paso Water – Public Service Board from and against any and all claims, liability, actions, and damages for bodily injury and property damage to third parties or to the El Paso Water – Public Service Board which may be caused by or arise out of the maintenance and existence of said water and sanitary sewer mains in the utility easement area.

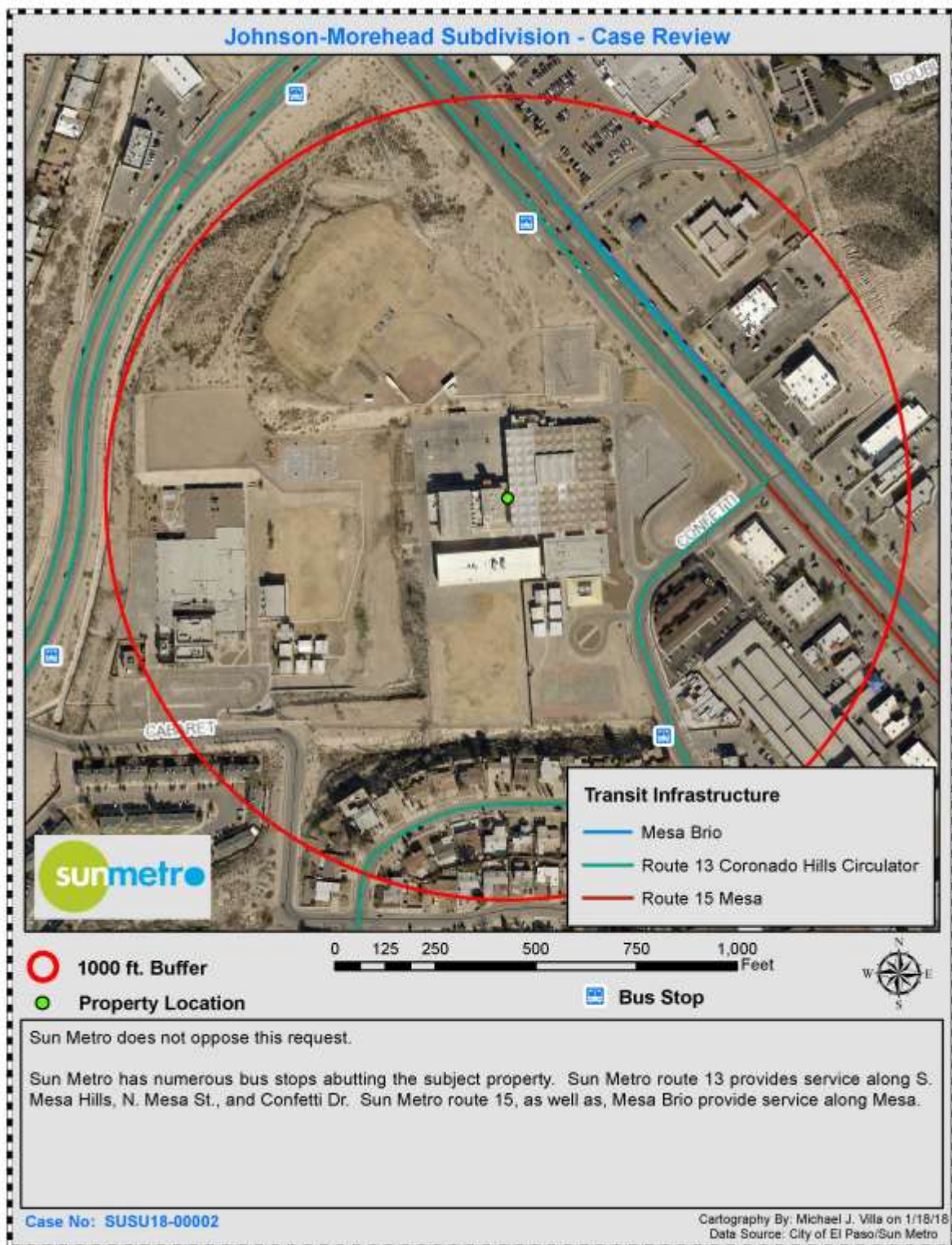
EPWater-PSB requires access to the water, sanitary sewer facilities, appurtenances, and meters within utility easements 24 hours a day, seven (7) days a week.

EPWater-PSB requests the Developer to refrain from constructing rock walls or any structure that will interfere with the access to the above described EPWater-PSB sanitary sewer mains and appurtenances located within the easements.

EPWater requires a new service application to initialize design of the water and sanitary sewer main extensions to serve the subject property. New service applications are available at 1154 Hawkins, 3rd Floor. The following items are required at the time of application: (1) hard copy of subdivision plat; (2) finalized set of street improvement plans, including storm sewer; (3) digital copy of subdivision plat; (4) benchmark check; and (5) construction schedule. Service will be provided in accordance with the current EPWater – PSB Rules and Regulations. The owner is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water and sanitary sewer lines and appurtenances.

Sun Metro

Sun Metro does not oppose this request.



TXDOT

TxDOT will support the City's decision, **if** the City requests a sidewalk wider than the 5 ft. TxDOT requires for sidewalk. TxDOT will still need to review and approved the plans for any work items on state right-of-way, especially the landscaping plan. TxDOT has more restrictions on the

landscaping items on our right-of-way than the City usually proposes. TxDOT will also review the grading and drainage plans to make sure that proposed plan will not negatively impact state roadways.